

#### **4.2.14 I-2 Heavy Industrial Zone**

##### **A. Legislative Intent**

The I-2 General Industrial zone has been established for the purpose of providing a place where firms engaged in mining and related activities, and/or heavy manufacturing, processing and fabrication of goods and materials, can locate with minimum conflict or deleterious effect on surrounding properties and the natural environment, and with a high degree of protection from encroachment of residential and commercial uses. It is also the intent of this zone to promote the economic well being of the people within the County and to broaden the tax base.

The zone is characterized by a mixture of industrial establishments, which, because of the nature of the operation, may produce hazards, nuisances, or disturbances if located in close proximity to urbanized areas. In general, these zones are situated on relatively flat land, with ready access to major highways and/or railroad tracks.

Some of the territory designated will consist of open land intended for future industrial development or as a buffer to adjacent development. Accordingly, some of the territory within the zone will be used for agriculture or grazing activities.

Representative of the uses and activities within the zone are manufacturing plants, mines and pits and mineral processing and loading facilities, electric power generating plants, metal fabrication, automobile wrecking and salvage yards, animal by-product plants, petroleum refineries, and concrete batching plants.

The specific requirements necessary for the accomplishment of the purposes of the zone are hereinafter set forth:

##### **B. Permitted Conditional Uses**

The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements set forth in this Code:

1. The manufacturing, compounding, processing, fabrication and warehousing of goods and materials, provided that all activities shall be conducted in a manner that will limit fumes, smoke, noise, vibration, light and odor, as approved by the Planning and County Commission. Any industrial activity that involves the storage or processing of petroleum products or other hazardous materials shall be considered as large-scale industrial projects, and subject [Section 5.3](#).
2. Accessory and non-accessory advertising signs subject to the provisions of [Section 3.3.25](#).
3. Production of fruit and crops in the field.
4. Buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
5. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables.
6. Barns, stables, corrals, pens, coops and other buildings for the care and keeping of domestic livestock.
7. Forest and plant nurseries and greenhouses.
8. Minor utility transmission projects.
9. Animal hospitals and veterinarian services.
10. Livestock and commodity auctions.

11. Mine and well machinery storage and repair.
12. Water treatment plants and reservoirs and sewage treatment plants.
13. Caretaker dwellings subject to the conditions set forth in [Section 3.3.26](#).
14. Minor mines subject to the prior approval of a site plan, as provided under [Section 3.3.31](#).
15. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in [Section 3.3.31](#) and other applicable sections of this Code.
16. The following uses, when approved as a large scale industrial project in accordance with the provisions of [Section 5.3](#), and which may include any use or activity which will emit fumes, smoke, noise, vibration or odor discernible beyond the limits of the zone boundary, including but not limited to the following:
  - a. Mines, pits and quarries.
  - b. Storage, processing and loading of earth products.
  - c. Electric power generating plants.
  - d. Manufacturing plants.
  - e. Petroleum products processing and storage areas.
  - f. Automobile wrecking and salvage yards.
17. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of [Section 5.5](#).
18. Communication towers.
19. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
20. Water diversions, water distribution systems, facilities and structures for water.
23. The incidental pasturage and keeping of livestock at levels not exceeding one animal unit for each 10,000 square feet of area used as livestock management area.

C. Area Requirements

There shall be no minimum area requirements except that an area sufficient to accommodate location requirements, off-street parking, loading and unloading, and vehicular access shall be provided and maintained.

D. Width Requirements

Each zoning lot shall have a minimum width of eighty (80) feet, measured at the front property line.

E. Access Requirements

Per [Table 4.1](#).

F. Location Requirements

Buildings shall be set back from the lot lines as per [Tables 4.2, 4.3](#) or [4.4](#).

G. Parking and Loading Requirements

Each lot or parcel shall provide parking and access facilities, which are designed and constructed in accordance with County standards for the proposed use.

H. Area and Location of Zone

Each single I-1 zone shall contain a minimum of five (5) acres, and each zone established by a change of zoning district shall abut upon or have access to a collector or arterial class road as shown on the County major street plan.

I. Utility Requirements

Per [Table 4.5](#).